



City of Rockville

MEMORANDUM

May 17, 2010

TO: Mayor and Council

FROM: Planning Commission

SUBJECT: Planning Commission Recommendation on Zoning Text Amendment (ZTA)
Application TXT2010-00225

At its meeting on May 12, 2010, the Planning Commission reviewed ZTA Application TXT2010-00225. The Commission received a presentation from Planning and Zoning Division staff. After extensive discussion and deliberation on various aspects of the ZTA, the Planning Commission unanimously voted to recommend approval to the Mayor and Council.

As noted in the Planning Commission's staff report, and as referenced during the presentation, staff recommended modifying the authorized language in the "Lot, Buildable" definition to clarify that the exception should only to lots in the Single Dwelling Unit Residential Zones. The Planning Commission agreed with this modification and includes this amendment as part of their recommendation of approval to the Mayor and Council.

Therefore, on a motion by Commissioner Tyner, seconded by Commissioner Medearis, the Planning Commission voted 5-0 – with Commissioner Ostell absent – that the proposed ZTA be modified to read as follows (recommended modification is double underlined):

* * * * *

25.03.02 – Words and Terms Defined

Lot - A parcel or quantity of land. Lots include the following:

1. *Lot, Buildable* – Any record lot in a Single Dwelling Unit Residential Zone [meeting the minimum lot area and frontage requirements of the zone in which it is located] except for lots created prior to August 3, 1932 that contain less than 4,000 square feet in area or are less than 35 feet wide at the building line.

ATTACHMENT C

In addition, on a supplemental recommendation motioned by Commissioner Tyner, seconded by Commissioner Trahan, the Planning Commission recommends 3-2 – with Commissioners Medearis and Pakulniewicz opposed, and Commissioner Ostell absent – that the Mayor and Council consider a proposed revision to Section 25.09.05. 2. related to limiting fence height to 48 inches in the effective front yard of the house.